

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12599, of Zara C. and Harry D. Calhoun, Jr., pursuant to Paragraph 8207.11 of the Zoning Regulations for variances from the lot occupancy (Sub-section 3303.1) and rear yard (Sub-section 3304.1) requirements to permit the construction of an addition to a building being converted to a single family dwelling in the R-4 District at the premises 2100 First Street, N. W., Square 3119, Lot 24.

HEARING DATE: March 15, 1978

DECISION DATE: March 15, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-4 Zone District at the northwest corner of "V" and First Streets, N. W.
2. The property is presently improved with a four unit apartment house, which is currently unoccupied.
3. The applicant proposes to rehabilitate the existing structure and convert it into a single family dwelling.
4. The subject property is approximately 1,789 square feet in area.
5. The subject property formerly had a two car detached garage, which the applicant has demolished because of delapidation. The applicant proposes to reconstruct the rear porch and attach a newly reconstructed rear garage.
6. The R-4 Zone District requires a 20 foot rear yard. The applicant has proposed a rear yard of 9.67 feet. Thus a variance of 10.33 feet or fifty-two per cent is required.
7. The maximum lot occupancy permitted is 1,073 square feet. The applicant has provided 1,487 square feet. Thus a variance of 414 square feet or thirty-nine per cent is required.

8. The applicant has met all other requirements of the R-4 Zone with regard to lot area, width, floor area ratio, parking, open court, and side yard.

9. The applicant testified that the rear garage was being attached to the rear entrance of the property for security reasons.

10. There was no Advisory Neighborhood Commission report on this case.

11. The applicant had the support of neighboring property owners.

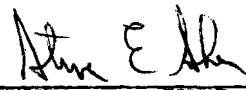
12. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings and the evidence of record, the Board concludes that the requested variances are area variances, the granting of which requires the showing of a practical difficulty. The Board notes that the applicant previously had a garage on the property, and merely seeks to replace that garage. The Board concludes that denial of the relief would cause a practical difficulty to the owner. The Board concludes that the variance can be granted without impairing the intent and purpose of the Zoning Regulations. The Board therefore hereby orders that the application is granted.

VOTE: 3-0 (Charles R. Norris, Chloethiel Woodard Smith and William F. McIntosh to grant, Walter B. Lewis and Leonard L. McCants not present, not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 18 APR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.